



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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November 14, 2006

IN REPLY PLEASE

REFER TO FILE: **B-2**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**FINDINGS AND ORDERS OF THE
BUILDING REHABILITATION APPEALS BOARD
SUPERVISORIAL DISTRICT 1
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

11319 Telechron Avenue, Whittier
7419 Teresa Avenue, South San Gabriel
13440 Sunshine Avenue, Whittier
742 Hoefner Avenue, Los Angeles
158 South Dangler Avenue, Los Angeles
3744 Lanfranco Street, Los Angeles
1032 South Alma Avenue, Los Angeles
4035 Eagle Street, Los Angeles

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99. The Building Code also provides for a Building Rehabilitation Appeals Board, appointed by your Board, for the purpose of hearing appeals on matters concerning public nuisances.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

Implementation of Strategic Plan Goals

This action meets County Strategic Plan Goals of Service Excellence and Children and Families' Well-Being as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance. It will require the repair or demolition of substandard structures and the removal of trash, junk, debris, inoperable vehicles, and overgrown vegetation from private property.

FISCAL IMPACT/FINANCING

There will be no negative fiscal impact or increase in net County cost.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

ADDRESS: 11319 Telechron Avenue, Whittier

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by November 27, 2006, and maintained cleared thereafter and (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by November 27, 2006.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Attractive nuisances in the form of abandoned or broken equipment and neglected machinery.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash and junk scattered about the premises.
6. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 7419 Teresa Avenue, South San Gabriel

FINDING AND ORDER: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that the structure(s) be repaired per noted defects or demolished by December 12, 2006. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Sheriff's Department.
3. The underfloor screening is lacking.
4. Exterior wall covering is lacking.

5. Doors and windows are broken.
6. The exterior stairway and landings are missing.
7. The interior wall covering is lacking
8. The electrical service is missing.
9. The dwelling lacks hot and cold running water to the required plumbing fixtures.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 13440 Sunshine Avenue, Whittier

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be secured with perimeter fencing to prevent unauthorized entry by November 20, 2006, and maintained secured thereafter and (b) that the structure(s) be repaired per noted defects or demolished by December 12, 2006. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Sheriff's Department.
3. The building is apparently abandoned.
4. Portions of the exterior wall covering are deteriorating.
5. Doors and windows are broken.
6. The roof covering has deteriorated.

7. The interior wall covering is damaged.
8. Electrical service is damaged and noncomplying.
9. The dwelling lacks hot and cold running water to the required plumbing fixtures.
10. The water heater is damaged and noncomplying.
11. The premises contain abandoned or broken furniture and junk.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 742 Hoefner Avenue, Los Angeles

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by November 20, 2006, and maintained cleared thereafter and (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by November 20, 2006.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Attractive nuisances in the form of abandoned or broken equipment and neglected machinery.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash and junk scattered about the premises.

7. Garbage cans stored in front or side yards and visible from public streets.
8. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
9. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 158 South Dangler Avenue, Los Angeles

FINDING AND ORDER: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that the property be secured with perimeter fencing to prevent unauthorized entry by November 20, 2006, and maintained secured thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash and junk scattered about the premises.
6. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 3744 Lanfranco Street, Los Angeles

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by November 20, 2006, and maintained cleared thereafter and (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by November 20, 2006.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 1032 South Alma Avenue, Los Angeles

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by November 20, 2006, and maintained cleared thereafter and (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by November 20, 2006.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.

3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash and junk scattered about the premises.
6. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 4035 Eagle Street, Los Angeles

FINDING AND ORDERS: The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by November 20, 2006, and maintained cleared thereafter and (b) that the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by November 20, 2006.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances in the form of abandoned or broken equipment and neglected machinery.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Garbage cans stored in front or side yards and visible from public streets.
7. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

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IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

At such time as this recommendation is adopted, please return an adopted copy of this letter to Public Works.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

MP:pc
P:REHAB/BOARDLET/FO1

cc: Chief Administrative Office
County Counsel